

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **AUGUST 16, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Julie Linney, Fire Department
Rachel Bacola, Assistant Planner
Sandy Baily, Associate Planner
Vu Nguyen, Assistant Planner

PUBLIC HEARING

ITEM 1: 40 Hernandez Avenue
Architecture and Site Application S-06-001

Requesting approval to convert an existing lower level as habitable space and to add onto the upper level to a pre-1941 single family residence and to construct two accessory structures which exceed 450 square feet in area on property zoned R-1:8. APN 510-19-027.

PROPERTY OWNER/APPLICANT: Bob and Jeanne Moore

1. ***Chair Baily* opened the public hearing.**
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented and as modified at the hearing with the following findings and considerations:**
 - a. **That the proposed project is categorically exempt, pursuant to Section 15303 and 15304 of the California Environmental Quality Act as adopted by the Town; and**
 - b. **The project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.**
7. ***Ghiossi* seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 419 University Avenue
_____ Architecture and Site Application S-05-033

Requesting approval to demolish a pre-1941 single family residence, construct a new residence and to construct an accessory structure with reduced setbacks on property zoned R-1D.

APN 529-07-039.

PROPERTY OWNER: Kevin Shirazi

APPLICANT: James Baldwin

1. ***Chair Baily* opened the public hearing.**
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. ***Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a. **That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and**
 - b. **As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence;**
 1. **The Town's housing stock will be maintained in that the house will be replaced.**
 2. **The structure has no historic significance.**
 3. **The property owner has no desire to maintain the structure.**
 4. **The economic utility of the structure is in fair condition.**
 - c. **The project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.**
7. ***Parsons* seconded, motion passed unanimously.**
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday at a special time of 10:00 A.M.

Sandy L. Baily, Associate Planner